



## Historic District Commission

### Meeting Minutes

2/11/2020

7:30 PM

Room 126, Town Hall, 472 Main St, Acton, MA 01720

**Present:** David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), Art Leavens (AL).

**Absent:** David Shoemaker (DS), Dean Charter (DC) BOS liaison.

### 1. Opening

Chair David Honn opened the meeting at 7:32 pm.

### 2. Regular Business Regular Business

- A. Citizen's Concerns – DH went to the Housing Production Plan meeting, there were about 75+ people. We are at 7.75% affordable housing. Looking to build more 40Bs, think rehabbing older structures is not viable, DH disagrees and thinks rehabbing could work.
- B. Approval of Meeting Minutes – AL made a motion to approve the meeting minutes for the meetings of January 28<sup>th</sup>, AR seconded, motion approved unanimously.
- C. Review Project Tracking Spreadsheet – skipped.
- D. Discuss HDC Retreat – DH wants to invite some of the original/early HDC members that were involved in creating the districts to get an understanding of the process: Anne Forbes, Michaela Moran, and Tom Peterman. MHC may have a video and documentation that we can get. We will need a consultant for updating the inventory sheets. Sarah White from the Somerville Office of Strategic Planning and Community Development may be a helpful resource.

### 3. New/Special Business [or other applicable agenda items]

- A. Application 2003 Fix Post at 16 Woodbury Lane by Frank Melon (for Jane Post)

FA assigned Liaison and will follow up with applicant as there is not a lot of detail on what is going to be replaced and with what material. DH said post should be PT or solid cedar, Azek is okay for the base trim, any details should match the existing. This is probably going to be a CNA.

No motion or voting.

- B. Application 2004 Solar panels at 104 Main St. by Paul Eaton (for Margaret Menninno)

AR Liaison. The board members reviewed the supplied photos and drawings to understand visibility. The panels will be on the southern exposure roofs. The main house



has a shed dormer near the street with a low pitch roof where 2 panels are proposed; behind the dormer more panels are proposed. There is no photo showing the view from the south. The garage, which is at the northwest corner, away from the street, also has panels. DH brought up the point, would we approve roof windows (skylights) in these locations? This would be a similar concern. We haven't approved any solar on a residence that is visible. AL brought up that the HDC bylaw explicitly includes that we should consider solar/green initiatives in the districts and we should have site specific reasons on why we wouldn't approve them if we go in that direction. RR – I want to hear what neighbors think before we make a decision. DH – we should all go and look at the structure from the south to get an impression of the visibility. FA will coordinate public hearing and notices.

No motion or voting.

#### **4. Adjournment**

At 9:33 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

#### **Documents and Exhibits Used During this Meeting**

- Meeting minutes of January 28<sup>th</sup>, 2020;
- Application 2003; and
- Application 2004